

**SAN DIEGUITO PLANNING GROUP**  
**P.O. Box 2789, Rancho Santa Fe, CA, 92067**

**MINUTES OF MEETING**

**October 29, 2009**

1. CALLED TO ORDER: 7:03 P.M. PLEDGE OF ALLEGIANCE  
Present: Willis, McGee, Christenfeld, Weinstein, Epstein, Liska, Hickerson, Lemarie, Mecklenburg, Arsvaud-Benjamin, Clotfelter  
Absent: Chair Paul Marks, Vice Chair Doug Dill, Secretary Lois Jones, Bill Schlosser.
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: none – secretary absent
4. OPEN FORUM:
  - a. Don Willis asked the purpose of the pile of rocks along Via de la Valle. Members Liska and Clotfelter responded that the rocks are probably for future use of the new road or Regional Park.
  - b. Bruce Liska discussed the poles and wires along Via de la Valle as still not dealt with; Ali Shapouri mentioned that the Nature Park Center and access road design has a plan for burying the lines. Nate Bruner is the Undergrounding Coordinator; contact him to deal with the 43 excess poles. Ali mentioned that the owner of the project for the Via de la Valle retirement home also is concerned about those poles. Bruce is still working to get them buried or co-located. Jack McGee suggested that HOA president Ralph McKinney could send a letter of concern. Ali has a meeting soon with Sachiko, Slater-Price's land use representative; he could mention it to her.
  - c. Neil Weinstein reported that Starwood sold the Crosby golf course to the McDonald brothers with an option on Emerald Cove – 29 lots, 6 areas and the 3 parcels where the commercial/soccer fields were proposed. Ali said that the plan for the soccer fields is still alive.
  - d. Don Willis mentioned the potential for open-air condos at The Crosby. Discussed 'air rights.'
  - e. Pending member Jacquelyn Arvisaad-Benjamin reported that the County purchased 120 acres from the Elfin Forest Preserve.
5. GENERAL PLANNING ITEMS:
  - a. **County Parks and Recreation –PLDO funds: Possible vote to re-allocate priorities.**  
Possible vote on previously unidentified alternative uses. Pending Member Arvisaad-Benjamin reported that Elfin Forest Harmony Grove Town Council appointed a subcommittee to identify 6-7 acres of potential active-use parkland to have no lighting or ball fields. Suggested uses include fitness stations, bocce ball court, dance slabs. May form benefit assessment district for maintenance. Will report in January. Should know in 6 months.
  - b. Review and comment on **Community Plan Texts for San Dieguito.** Planner: Lois Jones  
**[cont'd to 11/12]**
6. MAJOR PROJECTS AND LAND USE ITEMS:
  - A. TM 5447 **Quantum Estates II** south side of Paseo Delicias and Del Dios Hwy. @ Camino del Norte 39.4 acres, proposed for 7 lot subdivision 7 du's, Applicant contact Mark Thompson 858-496-

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- B. P 80-064-01 Fairbanks Ranch Guardhouse Gate and Road Improvements – Circa del Norte & Circa del Sur at San Dieguito Road** – applicant contact: Mark Radford 760-432-0348 Planner: Lois Jones **postponed to 11-12-09**
- C. ZAP 96-038-01 – T-Mobile site at 5928 Linea de Cielo, RSF – apn 266-181-27 – Rooftop installation** adjacent to PacBell site – applicant contact: John Barker 650-703-7217 Planner: Don Willis 858-481-6922 **postponed to 11-12-09**
- F. S 96-048-02 – T-Mobile site at 6041 La Flecha @ Via de Santa Fe– Wooley** – apn 266-300-34 cell towers atop office building Applicant Contact: Jim Kennedy 619-993-1057 Planner: Don Willis 858-481-6922 **postponed to 11-12-09**
- G. Horizon School Expansion – El Apajo** - subcommittee report, possible motion for reconsideration. A subcommittee of Liska, Epstein and Weinstein met twice to identify homeowners' concerns. The Meadows' homeowners had the most concerns. They questioned the Traffic Study done in May 2007; the traffic advisory representative came out and took new counts. Results: San Dieguito Road count rose because Camino del Sur and San Dieguito Road are now connected. El Apajo (???) count dropped.
- i. Andy Taylor, architect for the school, addressed noise and visual concerns. He went to the areas that expressed concerns (Meadows, etc) to get perspectives and views. Wayne Finley, project planner, Rev. Josh Grant, Horizon Christian Fellowship Church pastor and Dr. Ken Kush, Horizon School headmaster attended and added comments.
  - ii. Ali Shapouri said the project has been in the works for 4 years. School wants to be a good neighbor.
    1. The updated Traffic Study is better now; the CEQA guidelines are met. The project will cause delay at two intersections: Via de la Valle and Calzada del Bosque; San Dieguito Road and El Apajo. Project will require dedicated right turns as mitigation. However, the county has no money to build right turn lanes. The applicant agreed to build the improvements. New projects will reimburse the applicants, pro rata. Applicant will pay its fair share; Laret Engineering has drawings of improvements needed.
    2. Construction Traffic – number of trucks and employees – information given to neighbors and subcommittee.
    3. El Apajo peak travel time traffic: Project will cause congestion and stacking with 339 ADT peak time. On-site queuing is now changed. Lengthened the distance, added 4 additional drop-off bays. Gives 161 cars on-site, 156 parking spaces and 29 cars/bay. Andy Taylor reported one-way ingress/ egress, with increased distance between them on El Apajo now.
    4. Noise: A 14' noise wall will be provided during construction, to be replaced with an 8' fence at completion. If the neighbors want a fence higher than 8', a new Visual Study must be done.
    5. Playing field noise: The baseball diamond was repositioned so that balls now will be hit toward the school. The backstop moved – more in line with Catholic School.
    6. Visual improvements: 48" box specimen trees will be added to both El Apajo frontage and the northern boundary to soften and screen the site.
    7. Building Height: Andy Taylor said classrooms have 10' ceilings. Mechanical units are on the roof; buildings will screen the equipment. Highest building is 32' wide

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and 29' high. The roof is pitched, tiled to match roofs in the area. A Meadows' neighbor commented that the buildings appear slab-sided; wanted more ornamentation and relief. Architect Taylor said the style is Early California. Mr. Taylor showed visual simulations from Del Rayo Downs' park, the Valenti-Ziering and the Ziering properties.

8. Ali Shapouri met today with Terry Powers and 2 Supervisors. He asked if the project could be conditioned for a 5-year look-back. The county said no, that CEQA conditions have been met. County asked the relation of Horizon Christian Church and the School. They have separate MUPs. The Church MUP is for religious use, not school. The church and school have separate administration. Headmaster Kush said that Pre-K through K at the church is allowed in the MUP since religious instruction is given each school day. The MUP allows 210 for the church's school, about 38 of which are in Kindergarten.
9. Two issues at County: Traffic Study and Kindergarten at the church. Pre-K/daycare was granted at the church years ago. Bruce Liska showed a recent "Rancho Santa Fe News" article that claimed 440 students between the church and the school - 250 at the school and 180 at the church. Ira Epstein thought Kindergarten would remain at the church, would be an 'intent to violate.' The proposed school MUP will allow 750 students. There are about 38 K students at the church.
10. Non-profit charitable events: MUP will include 4 temporary non-school special events per year, defined as non-profit events without entrance fees; parking will be on pavement only. There will be unlimited school events - graduation, orientation, back-to-school night, etc., with parking allowed on the grassy field.
11. Headmaster Kush said that the high school will be at full capacity in 2 years, 2013. It will be fully integrated in 4 years.
12. A neighbor complained that El Apajo is Level of Service F now; when the original permit was granted, the Level of Service was C. Bruce Liska gave a chronological lookback at the development of the area, using an aerial photo and placed the 12 projects that came on line since 1975. Today the permitted students in the area total 1135, 90% of approved capacity. If the permit for Horizon School is approved for 750 students, there will be a 1635 student capacity on El Apajo. Helen Woodward has 130 ADT, Horizon School 1341 ADT. Current ADT on El Apajo is 1741, LOS E. The next 3 years, HWAC and the Fire Department will add 630 ADT. The current ADTs do not account for the full build-out of Santa Luz, etc.
13. Ali Shapouri said that the MUP is vested on 'use and reliance.' All that is before us for discussion is landscaping, the noise wall and architectural treatment. Willis asked if a D Designator is on the property. Ali said yes, and that the MUP satisfies it. At its meeting July 7, 2009, the Planning Group did not agree. SDPG recommended K-8 at the school, not Grades 1-8. This project comes before the Planning Commission on 11/13/09.

**MOTION** by Laurel Lemarié to reconsider the prior motion voted on July 7, 2009. Chaco Clotfelter seconded. Discussion: Jacquelyn asked if buses could be provided. The answer was no.

Vote: Ayes = 3

Nos = 4

Abstain = 2

Liska

Epstein

McGee

Willis

Weinstein

Mecklenburg

H. TM5277 RPL **Whispering Hills Subdivision** 9 lot [formerly 12], 42.5 acre subdivision on Elfin Forest Road @ Colina Encantada @ 3/5<sup>th</sup> mi west of Harmony Grove Rd., Contact: Stirk Zitlstra 858-755-6594 Planner: Doug Dill 736-4333 **POSTPONED to 11-12-09**

I. **AD 09-050 Hansen Garage – oversized garage attached to as built “to be permitted” 2<sup>nd</sup> dwelling unit** – total of 1600 sq. ft. 6710 La Valle Plateada, RSF @ Paseo Delicias apn 266-340-45 Applicant Contact: Dave Brennan 858-792-5906 Planner Chaco Clotfelter 858-354-1821 Project is on a 3 ac. lot with an existing 5000 sq. ft. house. A former owner built an guesthouse via a garage conversion, to code but without permits. The applicant wants a new garage with pop-out workbench area. The service yard wall is in the setback. Project is seen as a second dwelling unit with a garage, since the guesthouse was not permitted. It will have the same tile roof, and has mature landscaping.

**MOTION** by Chaco Clotfelter to approve as submitted. seconded by Niko Christianfeld. No discussion.

Ayes = 9

Nos = 0

Abstain = 0

7. GENERAL REGULATORY ITEMS: None presently scheduled

8. REPORTS AND GENERAL DISCUSSION:

ELFIN FOREST

DOUG DILL / JACQUELINE ARSIVAUD-BENNETT

DEL DIOS

NICOLAS CHRISTENFELD

PARKS / TAC/COUNTY PARKS

JACK MC GEE

Jack McGee reported that the county hasn't come back with a design on our \$300,000 replacement of the wooden activity centers. Bruce asked Jack if TAC has discussed the restriping of El Apajo and would tax dollars rather than Horizon School funds be used? Not known.

GENERAL PLAN 2020 + COMMUNITY PLAN

LOIS JONES

SAN DIEGUITO RIVER PARK

BRUCE LISKA/CHACO CLOTFELTER

Chaco Clotfelter said that the trail from the Lemon Twist to the dam is officially open.

4S RANCH

TOM HICKERSON

RSF ASSOCIATION

BILL SCHLOSSER/LOIS JONES

ROADS & TRAFFIC / SANDAG

BILL SCHLOSSER

EL CAMINO REAL/VIA DE LA VALLE

DON WILLIS/JACK McGEE

Don Willis said San Diego has the money to widen the El Camino Real bridge near Mary's Tack Shop. There is a mitigated negative declaration; Carmel Valley Planning Group has concerns.

9. ADMINISTRATIVE MATTERS:

A. Consideration and comments on circulation mail

B. Future agenda items and planning

C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken

D. Expense Reimbursement

E. Possible vote on open seat.

Meeting adjourned: 10:11 PM.

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